

**TO LET**

**UNIT 9A AT HOLLINGBOURNE FARM
HOLLINGBOURNE HILL
HOLLINGBOURNE
MAIDSTONE
KENT ME17 1QL**

**COMMERCIAL UNIT WITH B8 PERMISSION
EXTENDING TO A TOTAL OF CIRCA 1,511ft²**

GUIDE RENT - £12,000 per annum + VAT

(Additional units available on site)

LOCATION

Situated 1 mile north east of the village of Hollingbourne Unit 9A is located within a working agricultural and commercial yard. Hollingbourne can provide local facilities and amenities including primary school, pubs and restaurants. Links to the A20 and the M20 motorway are only 2 miles south west.

There is a national rail service from Hollingbourne with the larger towns of Harrietsham, Lenham, Bearsted and Maidstone all within a six mile radius providing further communications links, facilities and amenities. Ashford is easily accessible along the A20 east.

Please see the Location Plan overleaf which identifies the location of the unit in relation to its surrounding towns and villages.

DIRECTIONS

From Hollingbourne Primary School head north east up Upper Street which leads onto Hollingbourne Hill. Follow this road past the access for Hollingbourne House and the Hollingbourne Farm access is on your right. Follow the farm access road through to the yard and Unit 9A is on your left.

DESCRIPTION

Unit 9A is a commercial unit with Class B8 consent benefitting from electricity and water along with concrete floor, roller shutter door and a personnel door. The unit is of concrete portal frame construction and is entirely secure. It extends to approximately 1,511ft². Opportunity for a long-term lease. Toilet facilities are available for communal use within the yard area.

SERVICES

Electricity is connected to the building. Water can be connected at a later date if required. These will be individually metered. Internet and phone line to be set up and paid for by incoming tenant.

ACCESS & PARKING

Access is directly from the public highway over the right of way coloured brown on the attached Boundary Plan. There is ample off road parking for several vehicles just to the north of the unit.

PLANS

The plans provided are for identification purposes only and potential tenants should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in November 2024.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The property is currently not rated for business rates. For the avoidance of doubt these would be the responsibility of the tenant if rated.

TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 3 years minimum with a break clause at the end of years 1 & 2.
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoing will be the responsibility of the tenant including business rates, contents insurance and services. Building insurance will be charged back to the tenant separately.
- **Service Charge** – £25 per month – for general yard maintenance
- **Tenant's Deposit** – A deposit of one month's rent will be required.

LOCAL AUTHORITY

Maidstone Borough Council, 26 Lower Stone Street, Maidstone, Kent ME15 6LX

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of ThirdFort to verify the identity and residence of tenants.

VIEWINGS

Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

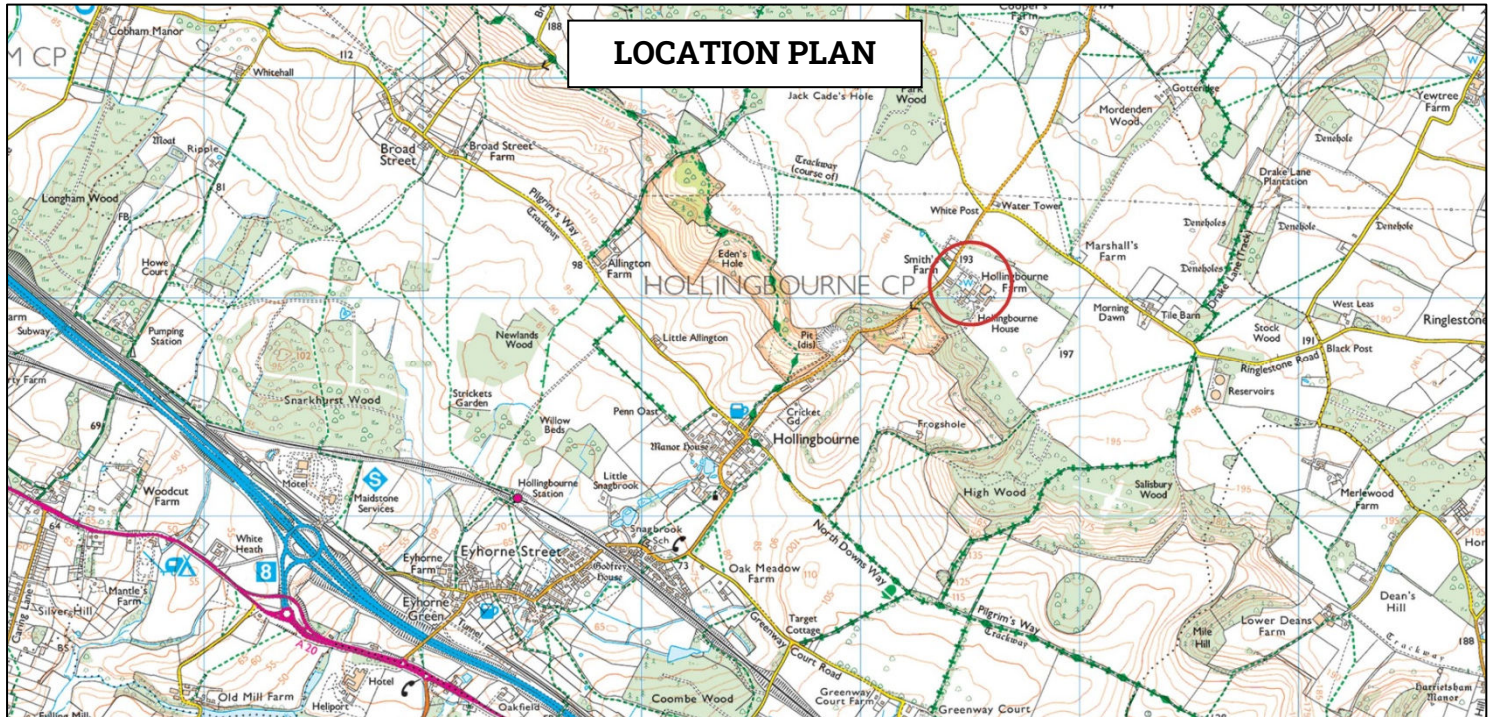
AGENT'S NOTE

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

GUIDE RENT

£12,000 per annum + VAT





btf

Land App



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50 m
Scale 1:1250 (at A4)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.

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